

**SPECIAL USE PERMIT**  
**CONDITIONS OF APPROVAL**  
**FORMER THALES SITE**  
**ROLESVILLE, NORTH CAROLINA**

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SUP 21-01 (the “SUP”) shall include the following conditions:

1. The proposed development includes a mix of single family detached homes, townhouses, and non-residential uses (the “Project”). Single family attached and townhouse housing types shall be permitted in those areas designated for “Residential Single Family Detached/Townhome Attached” (the “Residential Portion”) on the Planned Unit Development Master Plan (the “Master Plan”) prepared by Stewart dated \_\_\_\_\_, \_\_, 2022. Residential development shall have a maximum overall density of 4 units per gross acre. All of those uses permitted in UDO Section 6.2.4 shall be permitted in the Commercial Area (the “Non-Residential Portion”) shown on the Master Plan. Non-residential uses shall be limited to a maximum of 200,000 square feet.
2. The Residential Portion shall be developed prior to the Non-Residential Portion. Accordingly, applicant has filed a preliminary plat application (the “Preliminary Plat”) together with this SUP. The Preliminary Plat shall be reviewed and approved with this SUP consistent with UDO Section 6.2.7(c).11. Development of the Non-Residential Portion shall not occur until the Town Board of Commissioners has approved a detailed site plan for the Non-Residential Portion.
3. Development of the property shall include construction of, or payment of a fee-in-lieu for, road improvements recommended by the Traffic Impact Analysis prepared by Stantech dated May 24, 2021 (the “TIA”) and the TIA Review Report from NCDOT Congestion Management dated June 21, 2021.
4. To improve community aesthetics, the Project shall be subject to the following architectural and design criteria (the “Design Commitments”):
  - (a) Single-family detached homes shall have either “crawl space” or “stem wall” type foundations with a minimum rise of 20 inches from average grade across the front of the house to finished floor level at the front door. To accommodate ADA accessibility, ranch or zero-entry homes may be constructed with slab on grade foundations with 1<sup>st</sup> floor owner suites.
  - (b) The front façade of each home shall include at least two of the following:

- Covered porch or stoop
  - Two or more building materials
  - Decorative gable, shake, trim, or cornice
  - Balcony, column, or dormer
- (c) The overall residential development shall include a minimum of three (3) color families of siding and varied trim, shutter, and accent colors.
- (d) Garage doors shall have windows, decorative details, or carriage-style adornments.
5. In consideration for the Design Commitments and as permitted by UDO Section 6.2, the Project shall be permitted the following deviations from the standards in UDO Section 6.2.
- (a) Front facades, covered porches, and balconies of single family detached and townhouses may encroach up to five (5) feet into the front setback.
- (b) Front facing, single door, garages shall be permitted regardless of lot width. Garages may protrude up to five (5) feet beyond the front building line of residences.
- (c) Parking shall be permitted in the front of residences regardless of lot width.
- (d) A minimum of 30% of the gross acreage of the Residential Portion shall be open space (the "Total Open Space")(UDO Section 6.2.3 requires a minimum of 15% open space). In light of the additional Open Space provided, 100,000 square feet of the Total Open Space shall be improved active recreational open space (the "Active Open Space"). The Open Space and the Active Open Space may be divided amongst phases of the Project. A minimum of 5% of the Non-Residential Portion shall be passive Open Space.
- (e) Townhouses shall have a minimum rear setback of 10 feet and minimum building separation of 20 feet.
- (f) The Project shall include a planting strip at least 4 feet wide on both sides of all internal local residential streets.
- (g) Due to topography and for purposes of property accessibility, cul-de-sacs shall not exceed 500 feet in length from the nearest intersection with a street providing through access.
6. To promote economic viability and allow flexibility for future commercial uses, the following uses not listed in UDO Section 6.2 for R&PUD may be allowed by the issuance of a Special Use Permit by the Board of Commissioners pursuant to UDO Section 3.6:

- a. Animal hospital or veterinary clinic
- b. Animal service facilities
- c. Drive-thru Facilities
- d. Convenience Store with Gasoline Sales
- e. Grocery Stores up to 50,000 square feet